



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JANUARY 26, 2016– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **Present**
Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
 - D. Approval of Minutes of January 12, 2016 **Approved 5-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business **Introduced Kathleen “Katie” Walpole from Leadership Class to Board members.**
 - B. Update on VS-0768-15 – Toll South (Discussion) **Briefed on VS-0768-15 by Chris Thompson**
 - C. Action: Comprehensive Planning Staff to receive the Town Board’s comments on the Consolidated Land Use Categories **Shane Ammerman, Kevin Smedley and Sami Real from Comprehensive Planning provided a presentation and answered questions related to the proposed Consolidated Land Use Categories. John Getter requested a**

formal agenda item for the February 9, 2016 Spring Valley Town Advisory Board meeting to make a recommendation to Board of County Commissioners.

VII. PLANNING & ZONING

02/02/16 PC

1. **TM-0211-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
HOLDOVER TENTATIVE MAP for a commercial subdivision on 8.5 acres in a C-1 (Local Business) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Russell Road and Durango Drive within Spring Valley. SS/gc/ml (For possible action)
PC 2/2/16
Approved subject to staff conditions. Vote 5-0
2. **VS-0848-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road, and a portion of right-of-way being Russell Road located between Durango Drive and Tomsik Street (alignment) (not previously notified) within Spring Valley (description on file). SS/gc/ml (For possible action) **PC 2/2/16**
Approved subject to staff conditions. Vote 5-0

02/16/16 PC

3. **UC-0885-15 – NATIONAL SOLUTIONS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on 1.7 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. SB/gc/ml (For possible action) **PC 2/16/16**
Approved subject to staff conditions. Vote 5-0
4. **UC-0886-15 – CHINSUK KIM FAMILY TRUST:**
USE PERMITS for the following: **1)** major training facility; and **2)** dormitory.
DESIGN REVIEW for a major training facility with a dormitory on 2.5 acres C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road, 300 feet west of Rainbow Boulevard within Spring Valley. SS/rk/ml (For possible action) **PC 2/16/16**
Approved subject to staff conditions. Vote 5-0
5. **UC-0903-15 – ROMAN CATHOLIC BISHOP OF LAS VEGAS:**
USE PERMITS for the following: **1)** existing accessory structures (storage containers) within the side yard that are not architecturally compatible with the principal building; **2)** waive architectural enhancements; **3)** non-decorative metal siding; and **4)** a flat roof without a parapet wall.
DESIGN REVIEW for an existing accessory structure (storage container) in conjunction with an existing place of worship on approximately 1.9 acres in an R-E (Rural Estates Residential) (AE-70) Zone. Generally located on the east side of Jones Boulevard and the north side of Patrick Lane within Spring Valley. SS/pb/ml (For possible action) **PC 2/16/16**
Approved subject to staff conditions and additional condition of a two year review with a public hearing. Vote 5-0

6. **WS-0884-15 – HASSEN FUAD, ABDUL & ABDELLA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear and side setbacks for an existing patio cover in conjunction with an existing single family residence on 0.1 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southwest corner of Ali Baba Lane and Westwind Road within Spring Valley. SS/mk/ml (For possible action) **PC 2/16/16**
Approved with if approved staff conditions. Vote 3-2 D. Gatliff, A. Heath Younce voted against motion.
7. **WS-0901-15 – KB HOME LV SPANISH RIDGE DURANGO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residential development on 0.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located 50 feet east of Bonita Vista Street (alignment) and on the north and south sides of Halcon Avenue within Spring Valley. SB/gc/ml (For possible action) **PC 2/16/16**
Approved subject to staff conditions. Vote 5-0

02/17/16 BCC

8. **DR-0887-15 – THE WATER PARK, LLC:**
DESIGN REVIEW for incidental alcohol service areas.
WAIVER OF CONDITIONS of a use permit (UC-0044-15) requiring alcohol service area and consumption limited to area shown on plans on 17.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in Village 16A in the Summerlin South Master Planned Community. Generally located on the west side of Fort Apache Road, 620 feet south of Maule Avenue within Spring Valley. SB/rk/ml (For possible action) **BCC 2/17/16**
Approved subject to staff conditions. Vote 3-2 J. Catlett, A. Heath Younce voted against motion.
9. **DR-0895-15 – B33 RENAISSANCE WEST, LLC:**
DESIGN REVIEW for a proposed restaurant with a drive-thru window on a pad site within an existing shopping center on a portion of 16.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 150 feet west of Decatur Boulevard within Spring Valley. SB/jt/ml (For possible action) **BCC 2/17/16**
Approved subject to staff conditions. Vote 5-0

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

- IX. Set next meeting date – **Tuesday, February 9, 2016 – 6:30 PM**
X. Adjournment - **8:35 PM**

COMMISSIONERS
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road